Damson Lane, Solihull

Guide Price **£399,950**

xact HOMES

PROPERTY OVERVIEW

Welcome to this charming three-bedroom semi-detached family home, boasting a significant extension for added space and comfort. Ideally situated in a great location, just a short distance from all local amenities, this property truly offers convenience at its finest. As you step inside, you are greeted by an inviting entrance hallway that sets the tone for the rest of the home. The heart of this residence is the exceptional open plan kitchen/dining and family room, providing the perfect space for gatherings and every-day living. This area is flooded with natural light, creating a warm and welcoming ambience. The kitchen features ample work surfaces, allowing for easy meal preparation and entertaining. Additionally, the property offers a spacious living room, ensuring there is plenty of room for relaxation and enjoyment. For added convenience, there is a utility room complete with a guest cloakroom, perfect for accommodating guests or completing household chores. The versatile home office provides a designated space for work or study, catering to the needs of modern-day living. Upstairs, you will find three generously sized bedrooms, each offering comfort and privacy. These bedrooms are serviced by a well-appointed family bathroom, providing a convenient and functional layout for the whole family. Outside, a low-maintenance rear garden awaits, offering a tranquil retreat for outdoor activities and relaxation.

Furthermore, the property features a driveway to the front, providing ample parking space for multiple vehicles. This added feature ensures that parking is never a concern, making coming and going a breeze for residents and guests alike.

PROPERTY LOCATION

Solihull offers an excellent range of amenities which includes the renowned Touchwood Shopping Centre, Tudor Grange Swimming Pool/Leisure Centre, Park and Athletics track. There is schooling to suit all age groups including Public and Private schools for both boys and girls, plus a range of services including commuter train services from Solihull Station to Birmingham (8 miles) and London Marylebone. In addition, the National Exhibition Centre, Birmingham International Airport and Railway Station are all within an approximate 10/15 minutes drive and the M42 provides fast links to the M1, M5, M6 and M40 motorways.

Council Tax band: C

Tenure: Freehold

- Three Bedroom Semi-Detached Family Home
- Significantly Extended Creating A Spacious Home
- Open Plan Kitchen / Dining & Family Room
- Large Living Room
- Practical Utility Room & Home Office
- Three Bedrooms Including Two Doubles
- Family Bathroom
- Low Maintenance Rear Garden
- Driveway For Multiple Vehicles

ENTRANCE HALLWAY

LIVING ROOM
15' 1" x 12' 6" (4.60m x 3.81m)

HOME OFFICE
6' 11" x 5' 9" (2.11m x 1.75m)

KITCHEN/DINING & FAMILY ROOM
23' 7" x 17' 9" (7.19m x 5.41m)

UTILITY
12' 3" x 6' 11" (3.73m x 2.11m)

WC

FIRST FLOOR

BEDROOM ONE
12' 8" x 8' 11" (3.86m x 2.72m)

BEDROOM TWO
12' 4" x 7' 9" (3.76m x 2.36m)

BEDROOM THREE
9' 9" x 6' 7" (2.97m x 2.01m)

BATHROOM
7' 4" x 5' 6" (2.24m x 1.68m)

TOTAL SQUARE FOOTAGE
105.0 sq.m (1130 sq.ft) approx.

OUTSIDE THE PROPERTY

DRIVEWAY PARKING FOR MULTIPLE VEHICLES

LOW MAINTENANCE REAR GARDEN

ITEMS INCLUDED IN THE SALE

Integrated oven, integrated hob, extractor, dishwasher, garden shed and all carpets and blinds.

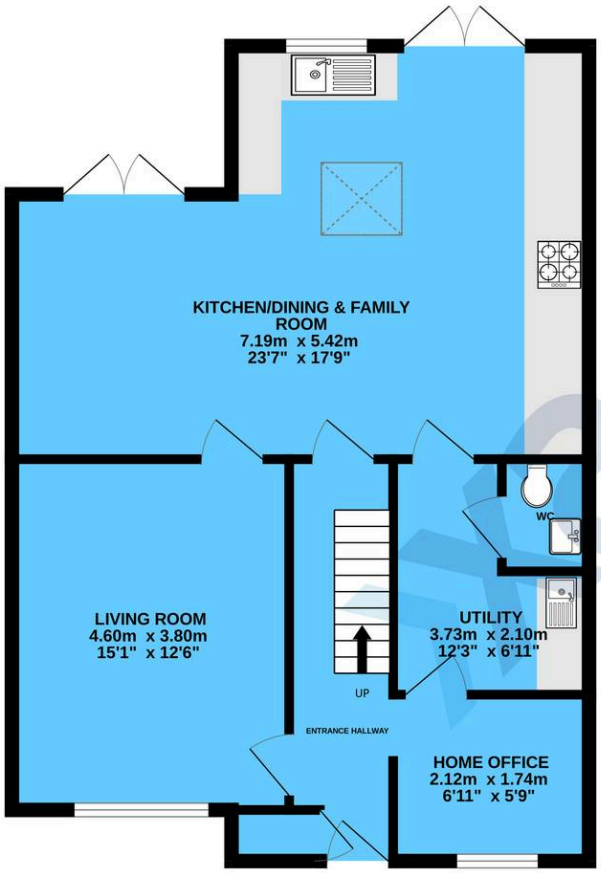
ADDITIONAL INFORMATION

Services - mains gas, electricity and sewers. Broadband - FTTP (fibre to the premises). Loft space - boarded.

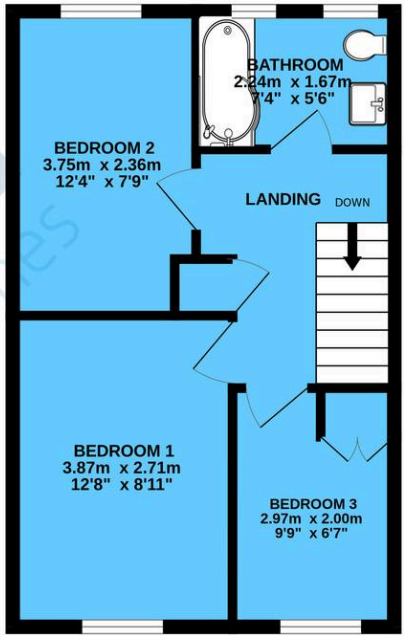
INFORMATION FOR POTENTIAL BUYERS

1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be required to produce identification documentation at the point an offer is accepted as we are required to undertake anti-money laundering (AML) checks such that there is no delay in agreeing the sale. Charges apply per person for the AML checks. 2. These particulars do not constitute in any way an offer or contract for the sale of the property. 3. The measurements provided are supplied for guidance purposes only and potential buyers are advised to undertake their measurements before committing to any expense. 4. Xact Homes have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5. Xact Homes have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 105.0 sq.m. (1130 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Xact Homes
6 The Square, Solihull - B91 3RB
0121 712 6222 • solihull@xacthomes.co.uk • www.xacthomes.co.uk